



21.28+/- ACRES HIGHWAY 99 COMMERCIAL/INDUSTRIAL FRONTAGE

Listed Price: \$5,950,000 (\$279,605 Per Acre)

EXECUTIVE SUMMARY

This Northern California property represents an excellent opportunity for builder developer entry into this booming Commercial market. In total there is 21.28+/- acres of Commercial/Industrial Highway 99 frontage on this busy corridor with multiple access points. Located in an area that has favorable infrastructure, access and an opportunity for substantial competitive pricing advantage due to its size & location. The City of Gridley is very developer friendly and looking to expand. Owning its own power company it offers rates 20% lower than PG&E & has the ability to be flexible with developers to help keep rates much lower.

Average Daily Traffic Count (ADT) is well over 25,000+ cars/day & growing with this highly visible property. Housing demand is excellent with most buyer profiles coming from the greater Sacramento & the Bay area in search of more desirable living within the common budget of \$450,000-\$800,000.

The Seller can get very creative & is willing to split up the property in order to conform with the Tenants needs. Currently the property is in two parcels with the Southern piece being 17.78+/- acres (Red Outline) & the Northernly piece of 3.5+/- of additional property also owned by the Seller.

QUALITY OF LIFE

The community offers an outstanding quality of life. Gridley residents and businesses enjoy wonderful weather, affordable real estate, and incredible recreational opportunities. The area continues to see a strong mass migration of people wanting out of the metropolitan cities, due to Covid and their ability to telecommunicate for work. Many are moving to Gridley to raise their children, providing them with an superior Educational School system.

With Sacramento only sixty miles south, State Route 99 is a high volume corridor for area residents, businesses, truck transportation, and recreational travelers. Businesses benefit from the City's "Can Do" attitude, outstanding labor market, availability of affordable sites, cost effective municipal electric, water, and sewer utility services. Located in Butte County California approximately 55 minutes from Sacramento (In between Chico & Yuba City) the area boasts substantial growth opportunities.

Gridley is a City of 10,000+/- residents in the heart of the beautiful Sacramento Valley. Conveniently located within 2-3 hours of the Bay Area and the Lake Tahoe/Reno area, residents have the advantage of living in a community with clean air, good water while having quick access to metropolitan areas.

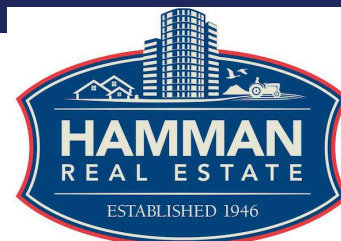
PROPERTY ADDRESS: 1820 HWY 99 GRIDLEY CA, 95948

CALL ME FOR MORE DETAILS!!!

Personally sold Over 1/2 BILLION dollars in Real Estate!!!

Kory Hamman

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C: (530) 228-1940
www.hammanrealestate.net
koryhamman@yahoo.com



1791 State Highway 99, Gridley, CA, 95948

Short Commute Times



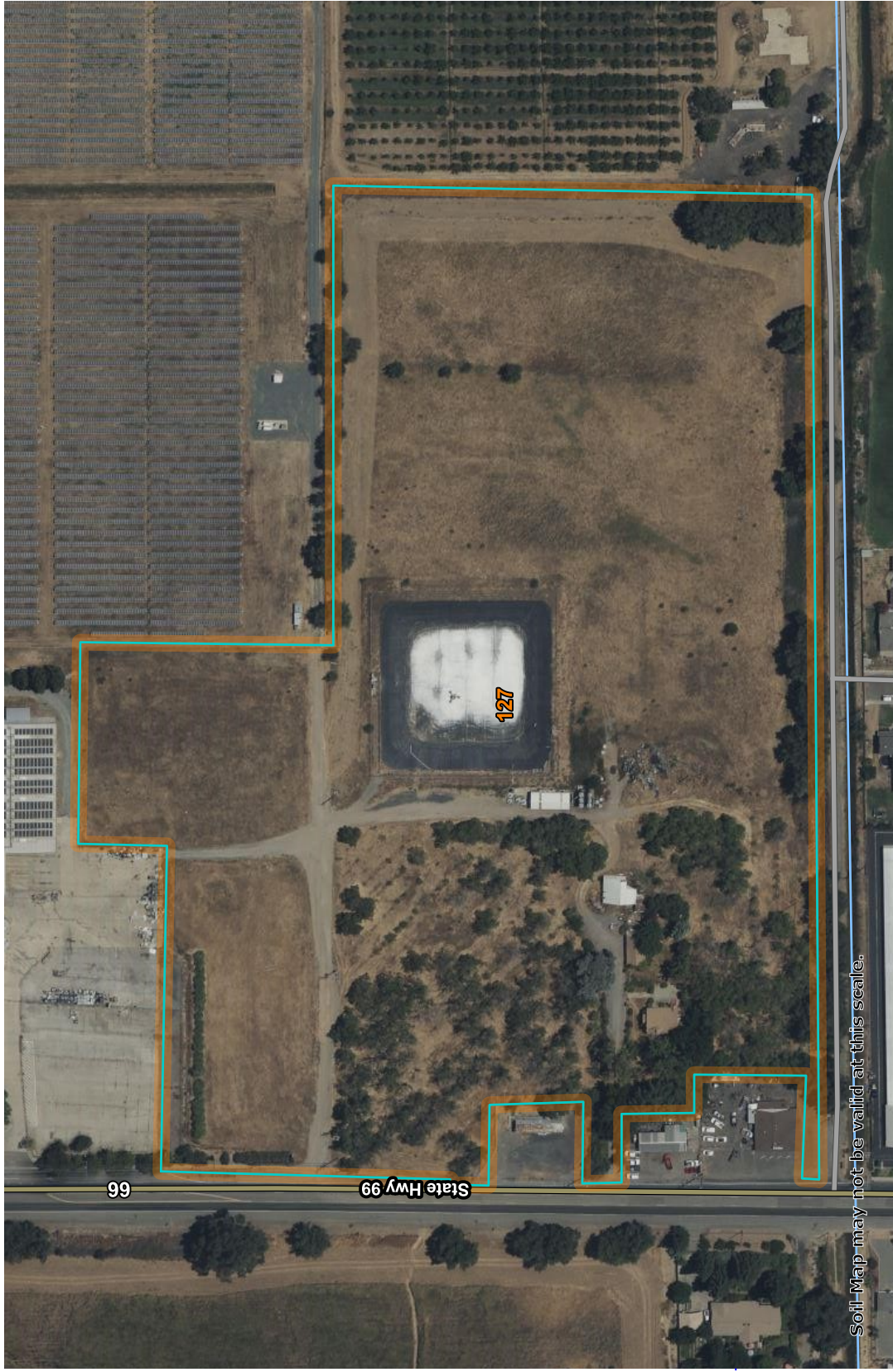
Soil Map—Butte Area, California, Parts of Butte and Plumas Counties

121° 40' 56" W

121° 41' 19" W

39° 22' 24" N

39° 22' 24" N



Soil Map may not be valid at this scale.

39° 22' 13" N

39° 22' 13" N

121° 40' 56" W

121° 41' 19" W

Map Scale: 1:2,470 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84



MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Butte Area, California, Parts of Butte and Plumas Counties
 Survey Area Data: Version 21, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 3, 2023—Sep 8, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

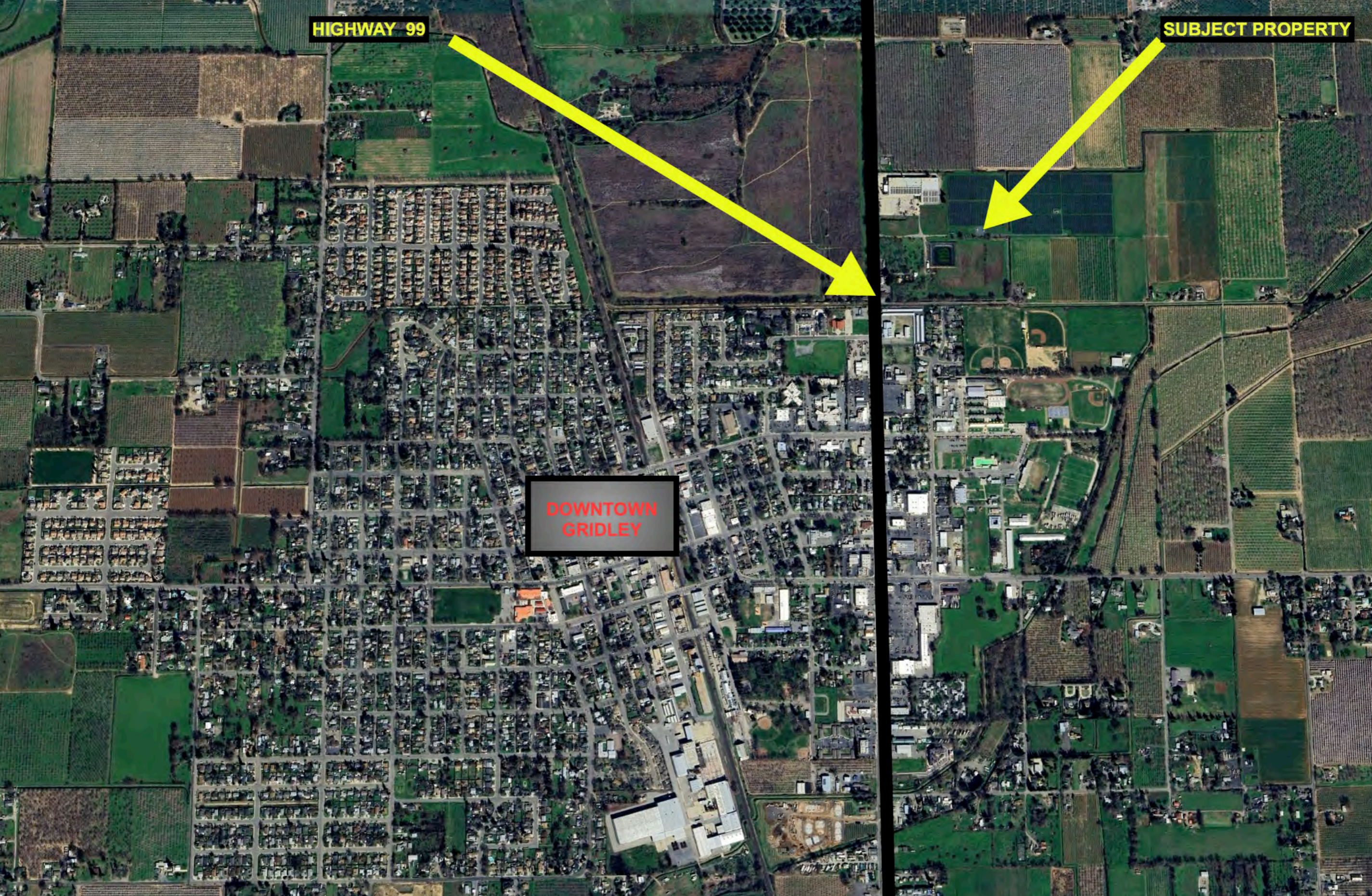
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
127	Gridley taxadjunct loam, 0 to 2 percent slopes	21.6	100.0%
Totals for Area of Interest		21.6	100.0%

HIGHWAY 99

SUBJECT PROPERTY

**DOWNTOWN
GRIDLEY**



25-26



1"=100'

HIGHLIGHTS

- WITHIN CITY LIMITS OF GRIDLEY
- POWER, SEWER & WATER ON SITE
- ADT OF 25,000 CARS/DAY
- SELLER WILL SUBDIVIDE TO ACCOMMODATE TENANT/BUYER
- ZONED INDUSTRIAL, BUT CITY WILL REZONE INTO COMMERCIAL OR MULTI-FAMILY

APN: 025-200-118

3.5+/- ACRES

(Seller Owned Additional Acreage)

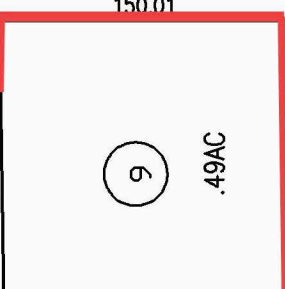
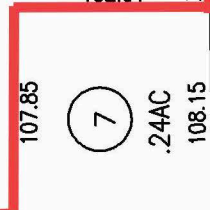
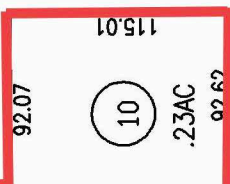
APN: 025-260-008

17.78+/- ACRES

20

674.24

178.74



143.53

1636.64

BIGGS WATER DISTRICT

1320.17

Standish Lane

NOTE: These parcels are for assessment purposes only and may not constitute legal parcels.

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Assessor's Map No. 25-26
County of Butte, Calif.

REVISED: 7-99



H I G H W A Y 9 9